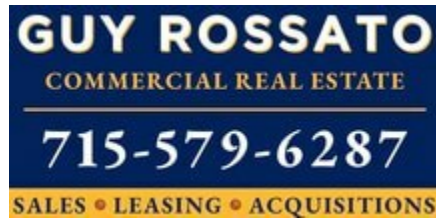




Royal Oaks Business Center

4410 Golf Ter, Eau Claire, WI 54701



Guy Rossato

Guy Rossato Real Estate, LLC
5290 Deerfield Rd, Eau Claire, WI 54701
guyrossato@gmail.com
(715) 579-6287



Royal Oaks Business Center

\$3,495,000

7+% Blended CAP Rate!
 100% Leased Office Building!
 Lower & Upper Entrances!
 NDA Required to View Property Cash Flows and Lease Summaries!
 Immaculately Maintained!
 Pylon Signage!
 Common Conference and Break Rooms!
 New Roof installed in the Fall of 2022!

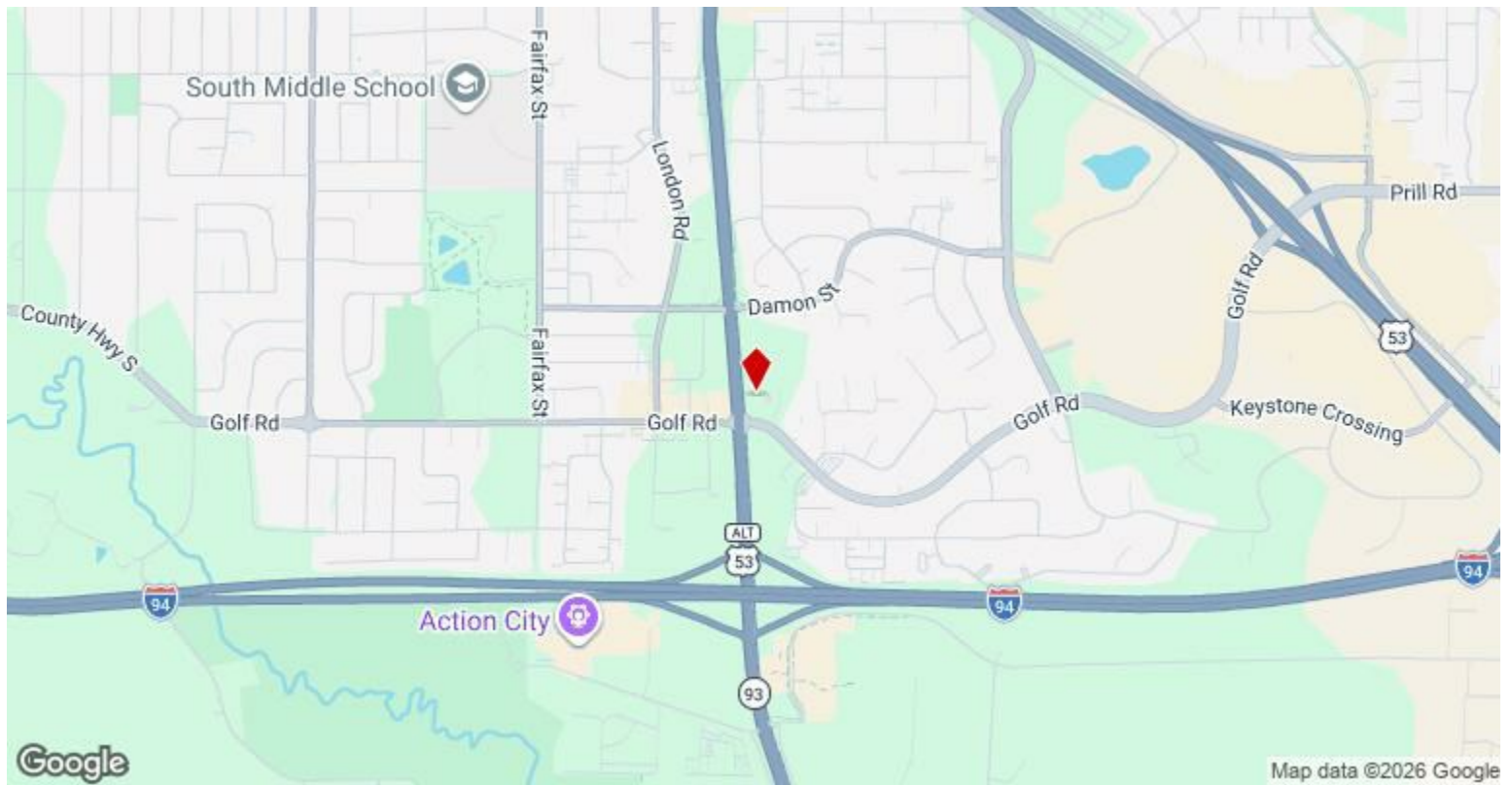
- 100% Leased!
- Beautiful Brick Building with Precast Floors between the first and second level!
- 30,000 VPD on Hwy 93 & Golf Road!



Price:	\$3,495,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment
Lot Size:	1.45 AC
Gross Building Area:	27,158 SF
Rentable Building Area:	23,899 SF
No. Stories:	2
Year Built:	2006
Tenancy:	Single
Parking Ratio:	5.27/1,000 SF
Zoning Description:	C3P
APN / Parcel ID:	15-4947
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Auto-Owners Insurance	-	
Banchy Law Center	-	
Courtesy Corporation	-	
Couture Advisory Group LLC	-	
ELITE REALTY GROUP LLC	-	
Fay Investments & Planning	-	
Gift Planning Services, LLC	-	
Gift Planning Svc LLC	-	
Nine Pillars	-	
Rjf Agencies Inc	-	



4410 Golf Ter, Eau Claire, WI 54701

Property Photos



Upper Entrance



State Hwy 93 and Golf Road

Property Photos



Property Photos



Tenant Mailboxes & US Mail



Tenant Directory Signage

Property Photos



Property Photos



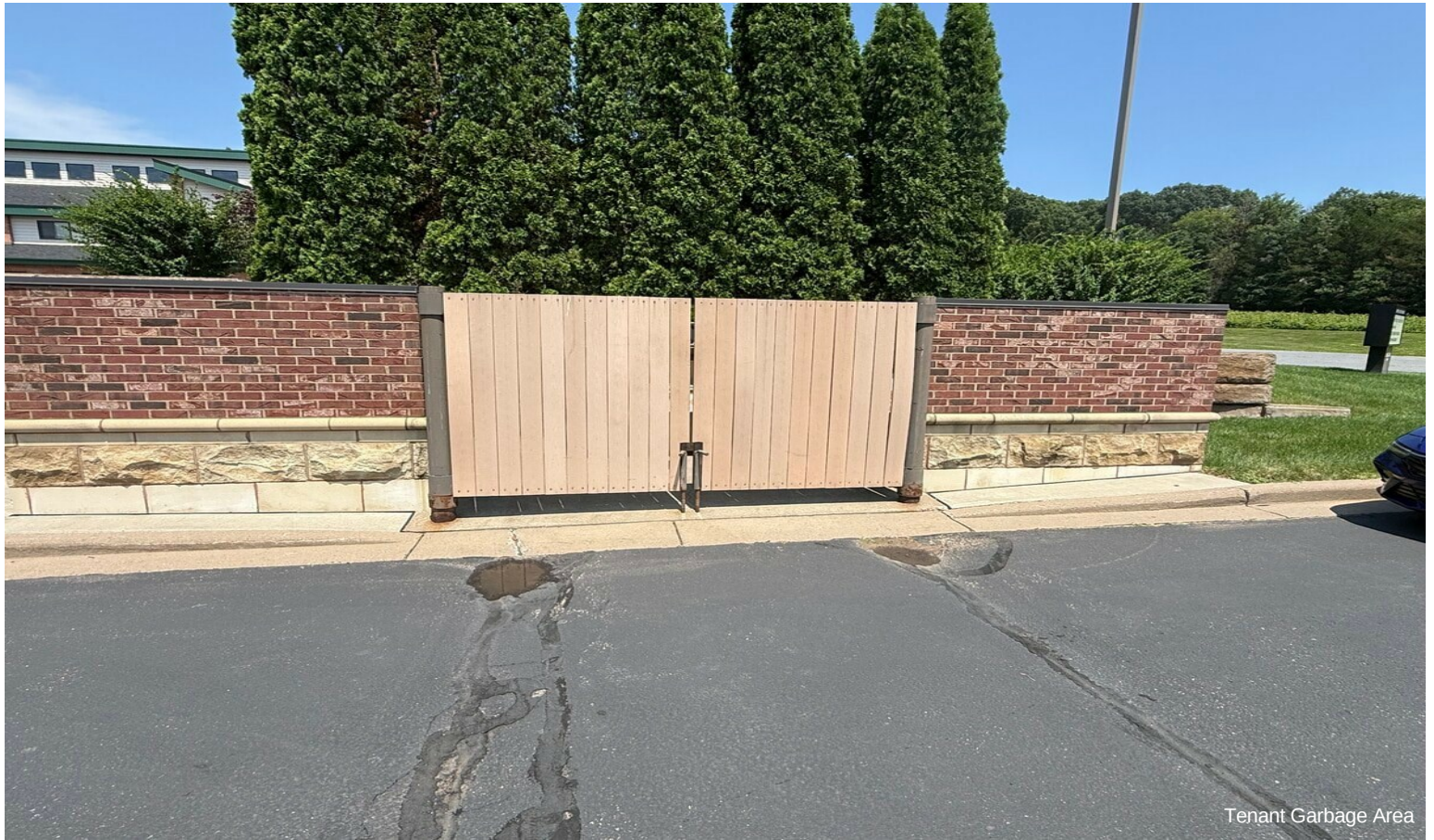
Property Photos



Property Photos



Property Photos



Tenant Garbage Area



Corridor

Property Photos



Property Photos



Upper Tenant Signage



Building Photo